

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - NE/Corner York Road and Bosley Avenue 8th Election District 4th Councilmanic District

* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY

Baltimore County, Maryland
Petitioner

* Case No. 89-46-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School to provide a community-oriented "arts center" which will include a senior center, park and recreational uses, offices, studios, galleries, educational facilities, childrens' art center and restaurant; and variances to permit off-street parking totalling 121 parking spaces in lieu of the required 136 spaces, plus additional parking for school uses, as determined appropriate by the Zoning Commissioner's Office, all as more particularly described in Petitioner's Exhibits 1, 2 and 3.

The Petitioner, by Wendy Rosen, President of The Rosen Agency, Inc., Developer of the subject project, appeared, testified and was represented by Robert A. Hoffman, Esquire. Appearing on behalf of Baltimore County were the following: Lois Baldwin, Executive Director, Commission of Arts & Sciences and as representative for J. Timothy Fagan, Deputy Administrative Officer; Barbara L. Gradet, Director, Department of Aging; and Cheryl Ehrlich, Supervisor, Cockeysville Recreation Center, Department of Recreation & Parks. Also appearing on behalf of the Petition were: Edward J. Coniff, President of Knollbrooke Community and Marjorie A. Gaskins, Registered Architect with Riggs Architecture. Appearing as interested parties were Georgeanna B. Lee and Hugh Brown.

Testimony indicated that the subject property, zoned O1, was formerly used as the Cockeysville Elementary School and is located off of York Road and Bosley Avenue. The Rosen Agency approached Baltimore County regarding development of the subject site as a community-oriented "art center" for mixed public and incidental private uses. The subject property is currently improved with the existing school building, three softball fields, and tennis and multi-use outdoor courts, including basketball courts. The proposal involves the continued use of existing outdoor recreational facilities by Baltimore County and the general public, with the added benefit to them of having access to restrooms. The proposal also includes the ability to set up a concession stand for those using the fields, which may be run by either the Senior Citizens and/or volunteers of the recreational organizations, with any revenue earned going back into the recreational group running the concession stand.

Ms. Rosen testified that her company specializes in the arts, economic development and the marketing and setting up of programs such as this proposal and special events for artists. She indicated that they recently completed a somewhat similar project in Baltimore City, known as The Mills Center. However, that project is without the added benefit of the combination of the public and private use mix. Ms. Rosen further testified that the proposed office space in the building will be used mainly for professionals in art-related business, such as architects and advertising agencies. Ms. Rosen testified that the concept of their proposal meets with the current trend to deinstitutionalize public programs by mixing the uses, such as in this instance, mixing the senior center and related facilities with private sector offices and the recreational programs offered. Ms. Rosen further indicated that negotiations are present-

ly underway with Essex Community College and Baltimore Actors Theater for rental of space in the building for educational purposes. The Baltimore Actors Theater is a private, non-profit organization which, among other things, provides acting classes for Grades 1 through 12 and adults.

Ms. Rosen testified that the proposed restaurant will support the uses of the building. It will be a small cafe, modeled after the cafe located in the Baltimore Museum of Art, providing approximately 75 seats. Ms. Rosen further testified that the proposed galleries for artists will be incidental to the other uses in the building.

The existing school building will be renovated to provide 6,000 sq.ft. of floor space for a senior center. Ms. Gradet testified that the center will be open Monday through Friday, from 9:00 AM to 4:00 PM and will provide a wide variety of programs for senior citizens, including educational classes, counseling services, noonday congregation for meals, health screening facilities, and an informational center, including, but not limited to, the dissemination of information concerning insurance, nutrition, fitness and wellness programs, consumer awareness, and maintenance tips, etc. Further, the proposed project will include space for a crafts gallery for the Seniors. The craft gallery will provide a consignment shop for the seniors. Currently there is one located in the Lutherville School. Ms. Gradet testified that studies performed by the Department of Aging indicate the need for the proposed facility in the Cockeysville area. She further stressed the desirability of setting up a Senior Center in a mixed use facility. The current emphasis is in deinstitutionalization of County programs such as Senior Centers.

Ms. Baldwin testified on behalf of Mr. Fagan and the Administrative Office to indicate the County's support for this proposal. As Execu-

tive Director of the Commission of Arts and Sciences, Ms. Baldwin indicated that the Commission has, in the past, been very supportive of the theatrical component of the Baltimore Arts Center and is looking forward to its being able to rent facilities within the proposed project. Further, she testified that the concept of crafts as art is becoming more widely recognized and the proposed facility will provide an ideal opportunity to display and promote arts in the County.

Ms. Gaskins testified that her firm had been retained by The Rosen Agency to develop a plan for the proposed project. She testified that Petitioner's Exhibit 1 is a fair and accurate representation of the subject property and proposed improvements. Ms. Gaskins testified in detail regarding the parking calculations and stated that due to the fact that the new parking regulations do not list some of the uses permitted, she feels that the required 136 spaces is a worse-case scenario. Testimony presented would indicate that the Petitioners believe the 121 parking spaces provided will be adequate in light of the mixed uses and the expected different times of use. While The Rosen Agency would be willing to provide more parking, there is no additional space available as the remaining area is used for the softball fields and adjoining recreational facilities which the County wants to remain undisturbed.

Mr. Coniff testified on behalf of the Knollbrooke Community, which he indicated is located within approximately one-half mile of the proposed project off of Sherwood Hill Road. He indicated that the Community on the whole is in favor of the proposed project.

Ms. Lee, an adjoining resident of Matthews Avenue, appeared and testified as an interested party. While she indicated that from her indi-

5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of August, 1988 that the Petition for Special Hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School to provide a community-oriented "arts center," and the Petition for Zoning Variance to permit off-street parking totalling 121 parking spaces in lieu of the required 136 spaces, in accordance with Petitioner's Exhibits 1, 2 and 3, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) If parking shall present a problem and the County designates additional space to be used for parking, the Petitioners, the Rosen Agency, and/or its successors in interest shall be required to pave the additional parking spaces.
- 3) The area designated "office or gallery" on the ground floor of Petitioner's Exhibit 2 shall be used as office space to insure the gallery space remains incidental.
- 4) The Petitioners shall comply with the requirements of the State Highway Administration as set forth in their Zoning Plans Advisory Committee comments dated June 24, 1988. The Petitioners must obtain approval of the new site plan by the SHA and thereafter, submit a copy of same to the Deputy Zoning Commissioner for approval within sixty (60) days of the date of this Order.

unusual in the arts profession. Clearly the testimony indicated that the community, as well as the County, feel that the proposed project would be a benefit to the surrounding neighborhood and meets the spirit and intent of the zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

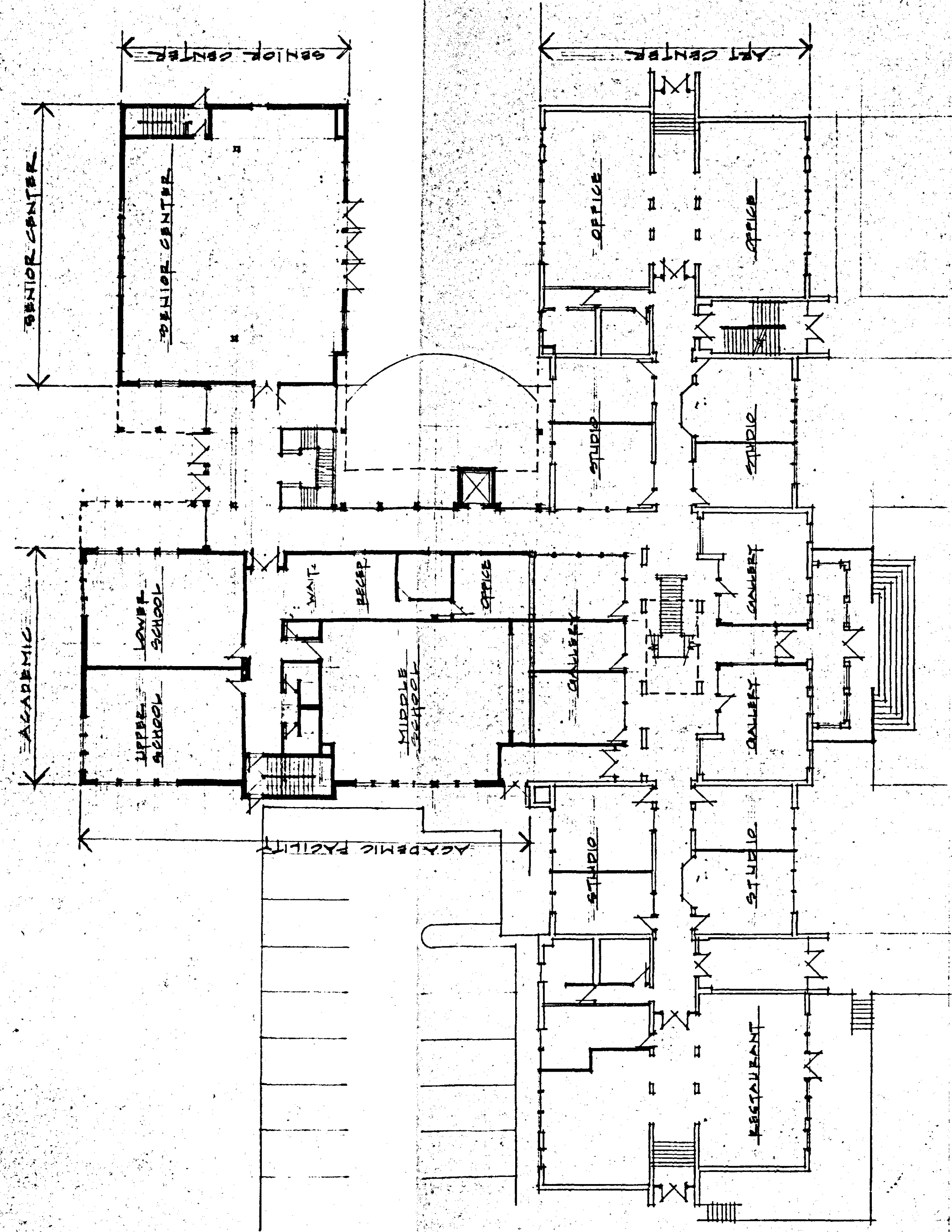
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After due consideration of the testimony and evidence presented, it appears that the mixed use of the building as proposed in Petitioner's Exhibits 1 and 2 and the parking variance should be granted with certain restrictions as more fully described below.

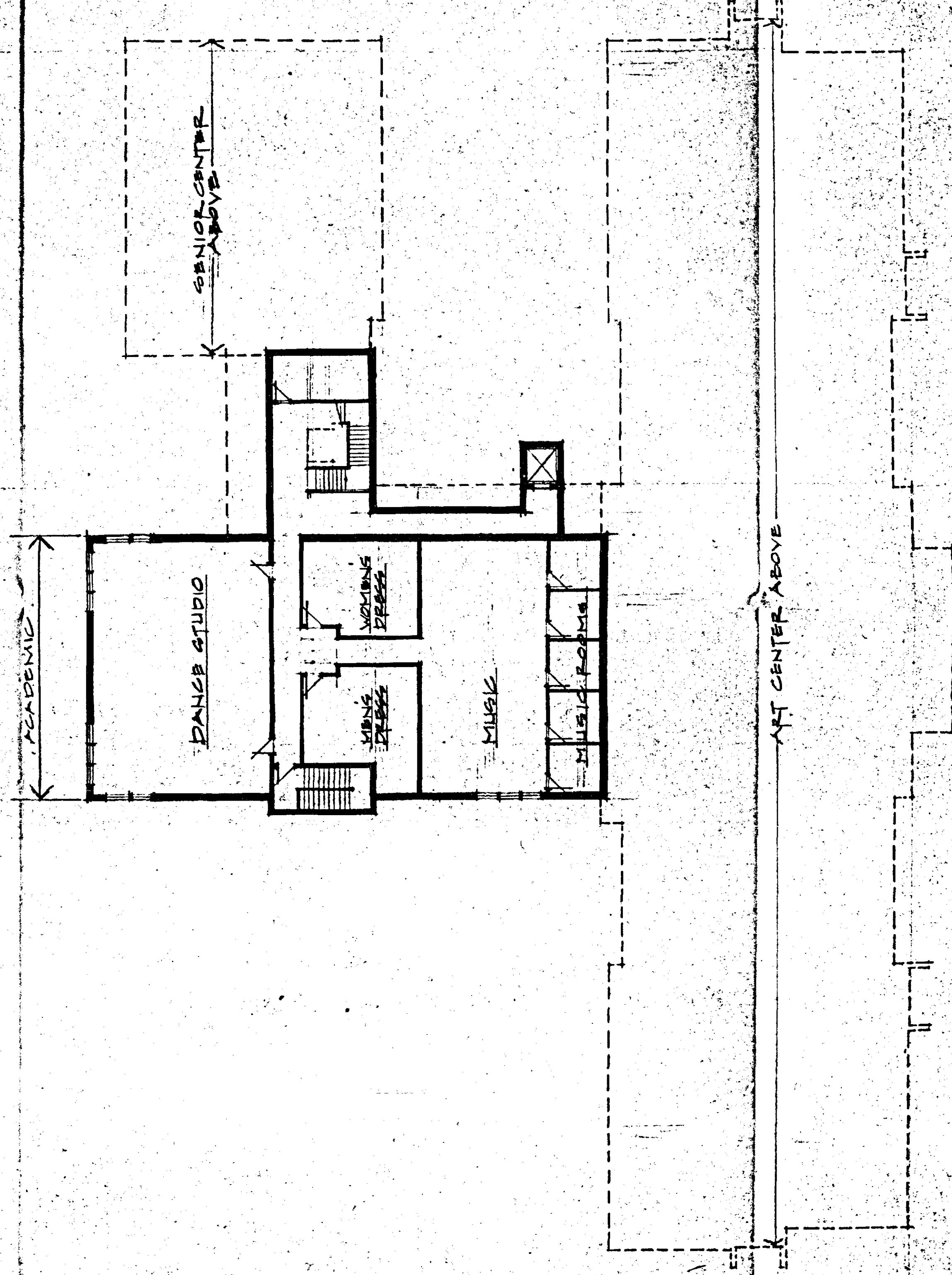
vidual polling of the residents in the vicinity, most of her neighbors are in favor of the project, she is concerned about a potential parking problem. Ms. Lee indicated that currently whenever the baseball/softball fields are in use, individuals park on Matthews Avenue, even in areas where there are "no parking" signs posted, and on occasion, block residents' driveways. Ms. Lee questions the ability of the proposed project to accommodate the needs for both the recreational facilities and the proposed uses of the building. Testimony indicated that presently, those who frequently use the fields park on the side streets, whether or not other parking is available. Ms. Lee is concerned about the issue of a liquor license for the restaurant which she understands is not a subject matter of this hearing.

It is clear that uses proposed by Baltimore County are not subject to the Baltimore County Zoning Regulations (B.C.Z.R.). See In re: The Petition for Special Hearing, Elizabeth Glascock, Case No. 88-182-SPH. It is also clear that office uses are permitted as a matter of right in an O1 zone, pursuant to Section 204.3 of the B.C.Z.R. In the past, the Zoning Office held that restaurants are accessory uses when the primary purpose is to serve the occupants of a building and their visitors or guests, as was the testimony in this case. The question of first impression in this instance is whether or not the use of the space in the "arts center" building for galleries is permitted. Testimony presented by the Petitioners suggests that the use of space in the building for an art gallery is accessory and incidental to the use of the building as an arts center. It is felt this would be the case in those instances which the studio/gallery concept is followed where the artists use the space for both their office work area and the display of their work which is not



GROUND FLOOR PLAN

1/8" = 1'-0"



LOWER LEVEL PLAN BELOW GRADE

1/8" = 1'-0"



RIGGS ARCHITECTURE
The Mill Centre, Suite 101
3000 Chestnut Avenue
Baltimore, Maryland 21211
301/368-1000
RIGGS ARCHITECTURE, INC.
10000 Rockledge Drive, Suite 100
Baltimore, Maryland 21211

THE PAVILION AT WARREN ROAD
COCKEYSVILLE, MARYLAND

No.	Description	Date
1	Revisions	
2		
3		
4		
5		
6		
7		
8		
9		
10		

Proj. No. 0705A
Date
Scale 1/8" = 1'-0"
Last Rev.
Title LOWER LEVEL PLAN
Sheet 2

PARKING REQUIREMENTS

		WEEKDAY	WEEKEND	TOTAL
1721A SQ. FT.				
11400 SQ. FT.	OFFICE	1000	1000	2000
17200 SQ. FT.	RETAIL	300	300	600
10000 SQ. FT.	RESTAURANT	40	40	80
14100 SQ. FT.	CLUB	1000	1000	2000
20000 SQ. FT.	SENIOR CENTER	200	200	400
	TOTAL	1540	1540	3080

NOTES

1. THE SITE PLAN AS SHOWN INDICATES FOR PARKING REQUIRED 187 OFF-STREET PARKING SPACES INCLUDING 100% OF THE SPACES ALLOCATED FOR SMALL CARS WITH A TOTAL OF 187 SPACES. IN ADDITION IT INCLUDES THREE (3) HANDICAP SPACES.

2. ABBREVIATIONS

B. A. T. - BALTIMORE ACTORS THEATRE

SITE INFORMATION

ZONING - D-1

9TH ELECTION DISTRICT

3RD PRECINCT

10TH LEGISLATIVE DISTRICT

4TH COUNCILMANIC DISTRICT

BASIC SITE INFORMATION WAS DERIVED FROM RECORDS NO. CE-06, "SITE IMPROVEMENT - COCKEYSVILLE ELEMENTARY SCHOOL", DATED APRIL 24, 1956, AND PREPARED BY THE BOARD OF EDUCATION OF BALTIMORE COUNTY.

NOTES

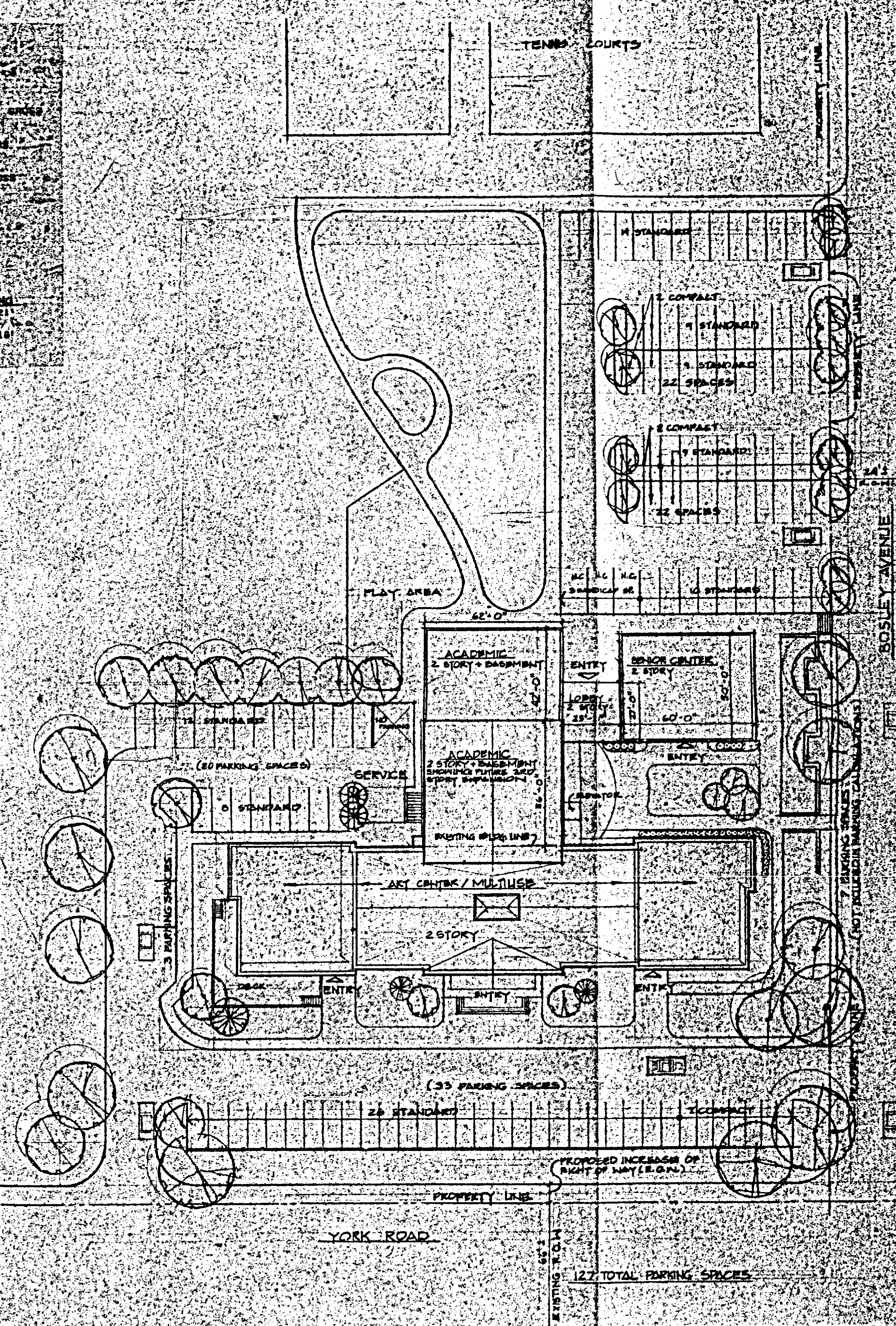
1. INFORMATION CONCERNING PROPOSED DEVELOPMENT OF THIS SITE IS PRELIMINARY.
2. FULLY DEVELOPED SITE PLANS AND OTHER APPROPRIATE CONSTRUCTION DOCUMENTS WILL BE PREPARED AS THE PROJECT PROGRESSES.
3. INFORMATION CONTAINED ON THESE PLANS, CONSTRUCTION DOCUMENTS WILL SUPPLEMENT, BUT WILL NOT MATERIALLY ALTER, THE INFORMATION CONTAINED IN THE PRESENT PRELIMINARY DRAWINGS.



VICINITY MAP
SCALE 1" = 200'

REQUIRED NUMBER OF PARKING SPACES

	REQUIRED NUMBER OF PARKING SPACES
OFFICE	2.2 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
RETAIL	3 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
RESTAURANT	50 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
CLUB	2 PER EMPLOYEE
SENIOR CENTER	1 PER 5 SEATS
DESIGN PARKING SPACE DIMENSIONS	
STANDARD SPACE	8' 0" x 18' 0" 7' 0" x 18' 0"
SMALL CAR SPACE	7' 0" x 15' 0" 7' 0" x 15' 0"



SITE PLAN

The Mill Centre Suite 101
5000 Calver Avenue
Baltimore, Maryland 21211
901/909-1000

RIGGS
ARCHITECTURE

CREATION OF WARREN, RD.
COCKEYSVILLE, MARYLAND

No. Description Date

Revisions

Proj. No. 81077A

Date 2-2-80

Scale 1" = 20'

Last Rev

Title

2012 PLAN

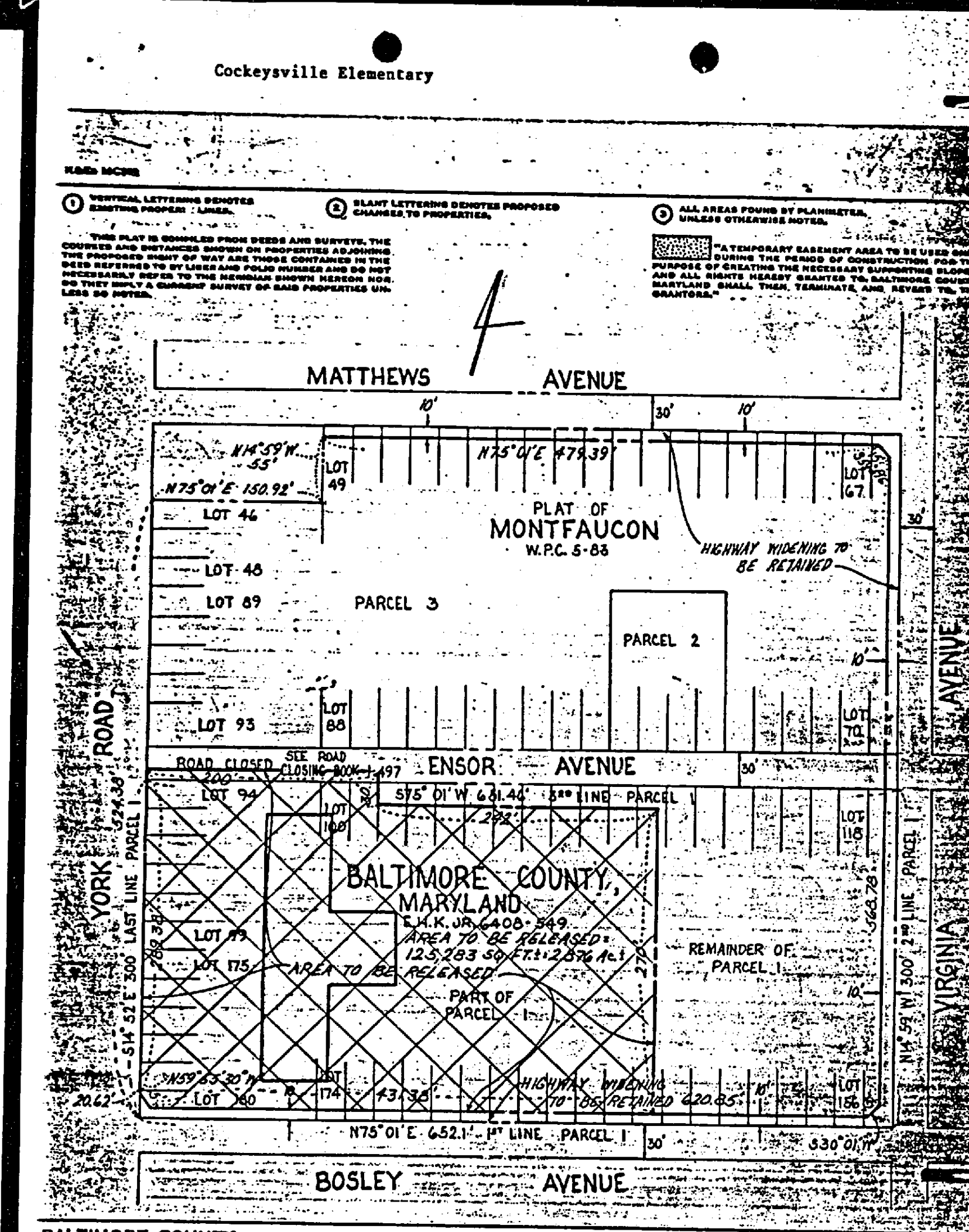
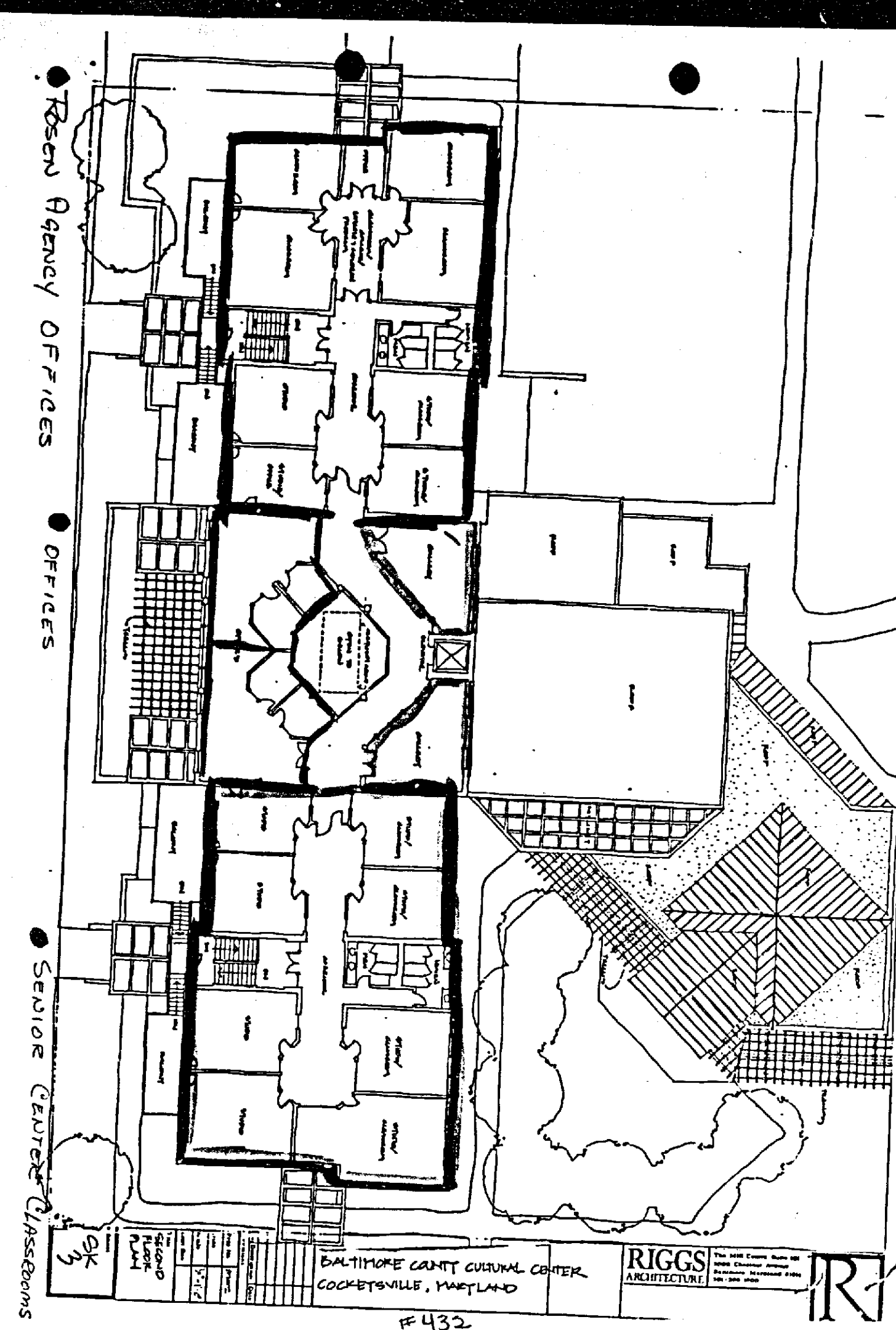
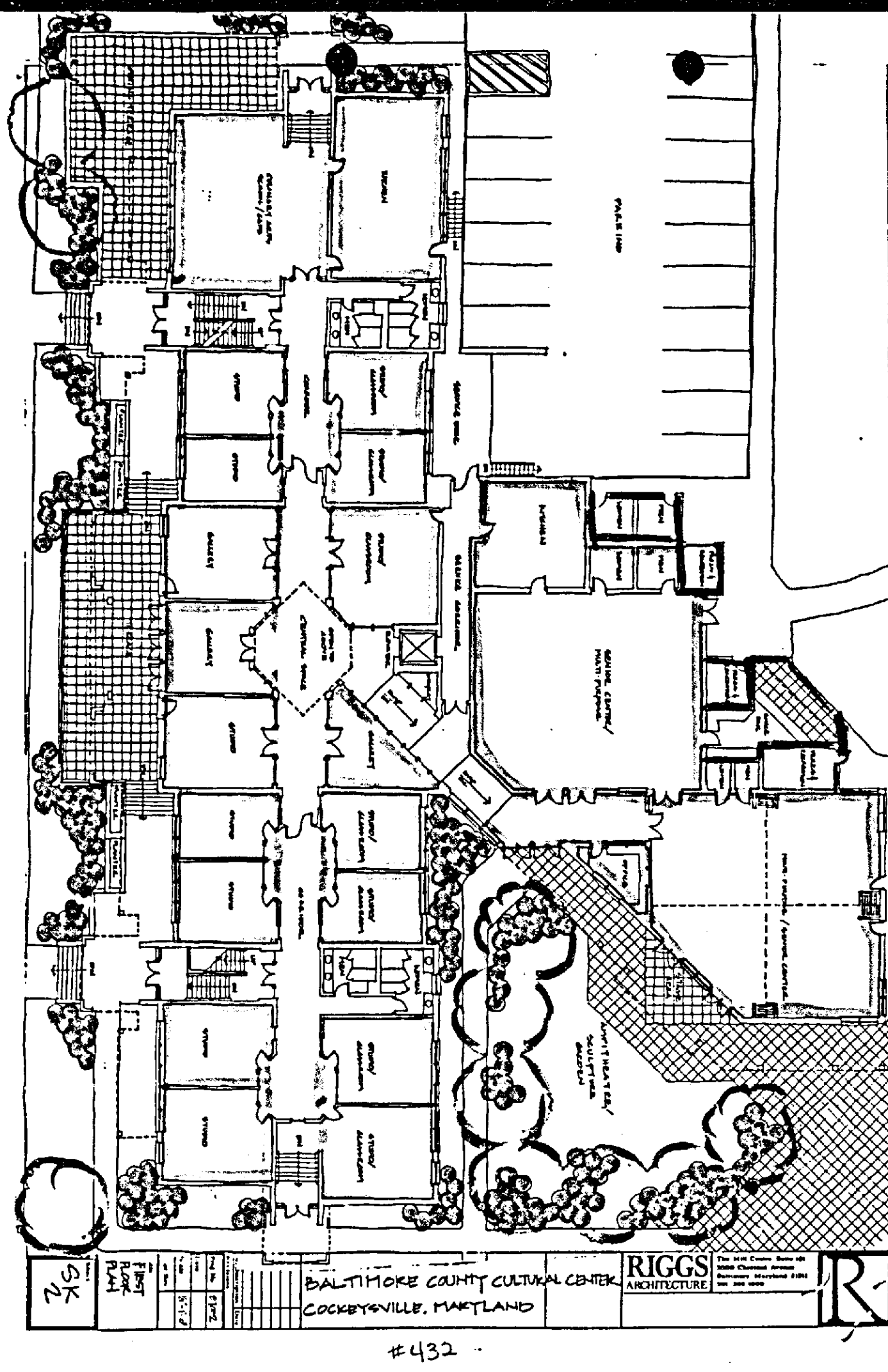
#432

89416-ASP

REVISED PLANS

7/21/80

1



Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300

June 7, 1988

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Baltimore County Maryland
Location: NE/C York Road, and Bosley Avenue
Item No.: 432

Zoning Agenda: Meeting of 6/7/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: _____ Noted and Approved: *John F. O'Neill*
Planning Group Special Inspection Division Fire Prevention Bureau

7/31

1909 - 1988
SHA
60 YEARS OF SERVICE

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

June 24, 1988

RE: Baltimore County
Community Oriented Arts
Center
Zoning meeting 6/7/88
N/E corner York Road
Maryland Route 45
and Bosley Road
Item # 432

Dear Mr. Haines:

After reviewing the submittal for a special hearing to permit a mix of public and incidental private uses of the Cockeysville Elementary School for a community oriented arts center, the SHA Bureau of Engineering Access Permits has the following comments.

We request that a more detailed plan be submitted showing the internal traffic patterns, road frontage on York Road (including centerline), and complete site layout.

When this plan is received, we will furnish SHA comments for access.

If you have any questions, contact Larry Brocato of this office (333-1350).

Very truly yours,
Creston J. Mills, Jr.
Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es
cc: Riggs Architecture
J. Ogle

RECEIVED
JUN 28 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 28, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 432 Case No. 89-46-SPH
Petitioner: Baltimore County, Maryland
The Rosen Agency, Inc./Developer
Petition for Special Hearing

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Riggs Architecture
The Mill Centre, Suite 101
3000 Chestnut Avenue
Baltimore, MD 21211

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

SCALE: 1"=100' SHEET 1 OF 1

PLAT TO ACCOMPANY

AREA TO BE RELEASED

APPROVED: _____ DATE: _____

BUREAU OF LAND ACQUISITION

DIVISION OF DRAFTING

APPROVED: _____ DATE: _____

DRAWN: RAK

89-46-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave. use
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Baltimore County, MD/
The Rosen Agency, Inc.
Petitioner's Attorney: Robert A. Hoffman

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
FROM: P. David Fields, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition #89-46-SPH

Date: July 11, 1988

This office is supportive of this excellent proposal for recycling the former elementary school.

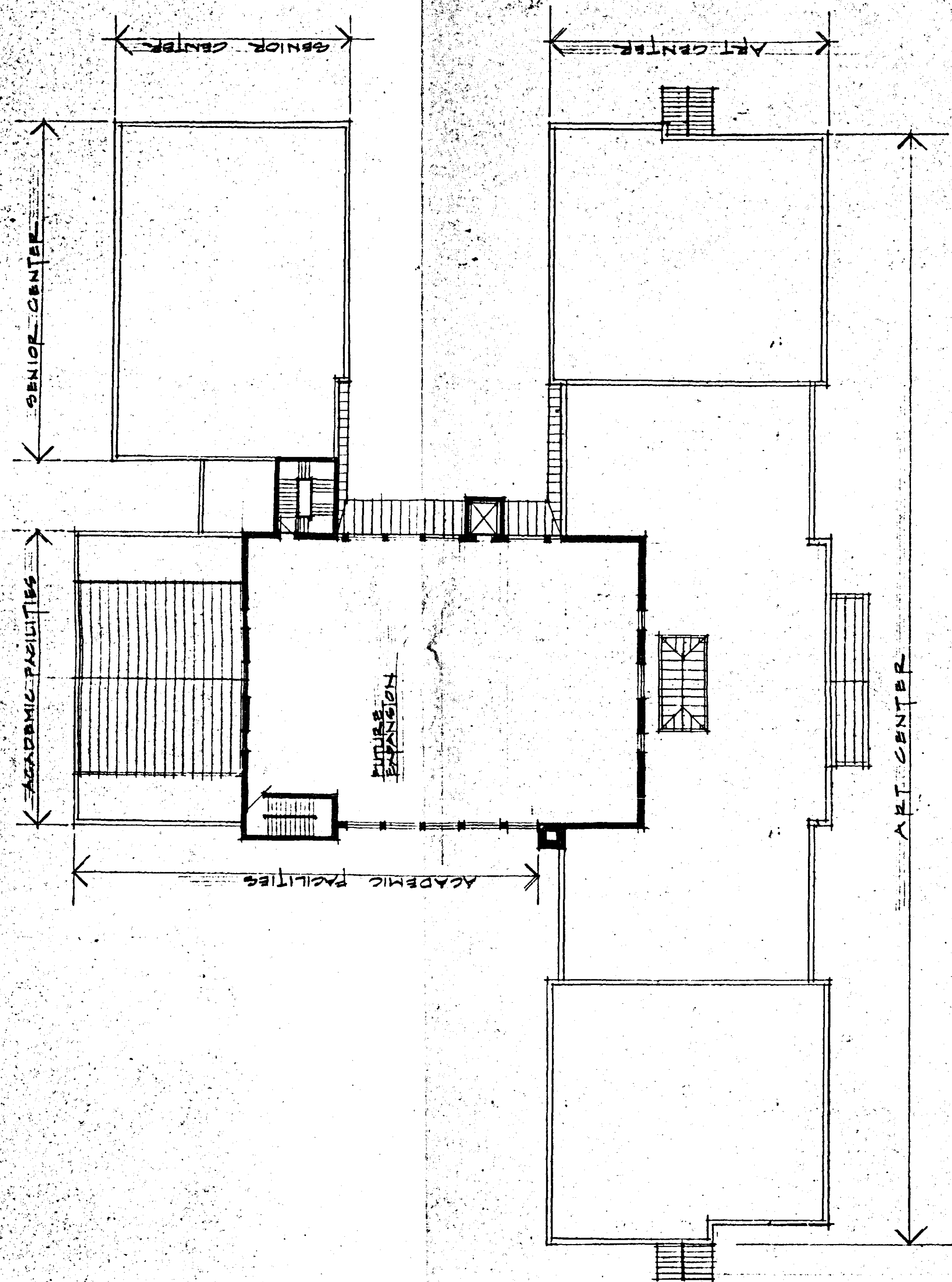
P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Howell
Zoning File

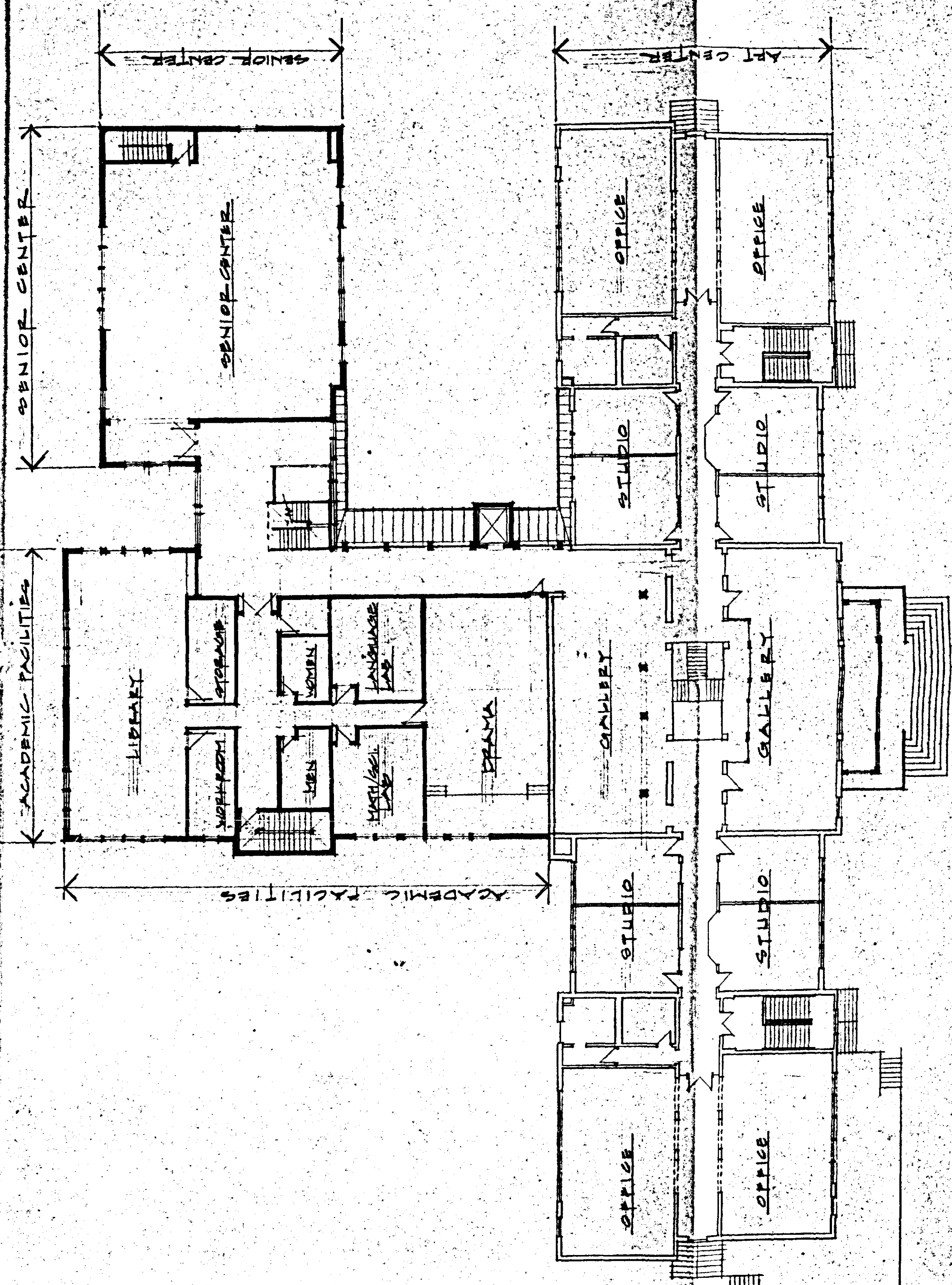
RECEIVED
JUL 12 1988
ZONING OFFICE

cc: Robert A. Hoffman, Esq.
7-12-88

CPS-008



THIRD FLOOR PLAN FUTURE 1/16"=1'-0"



SECOND FLOOR PLAN 1/16"=1'-0"

The Mill Centre, Suite 101
8000 Chestnut Avenue
Baltimore, Maryland 21211
301/960-1900

RIGGS
ARCHITECTURE

THE PAVILION AT WARREN ROAD
COCKEYSVILLE, MARYLAND

No.	Description	Date
1	Revisions	
2		
3		
4		
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8		
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Proj. No. 87005A
Date
Scale 1/16"=1'-0"
Last Rev
Title
SECOND FLOOR
THIRD FLOOR
Sheet

A detailed architectural sketch of a long, symmetrical building facade. The central feature is a prominent entrance with a gabled roof and a large, multi-paned glass door. Above the entrance, a flagpole stands on the roof. The building is flanked by long, horizontal wings with multiple windows, each topped with a small, striped awning. The drawing is executed in black ink on a white background, with some areas of the facade and windows filled with cross-hatching for shading. The overall style is that of a hand-drawn architectural study.

A detailed architectural sketch of a long, two-story building. The building features a central clock tower with a conical roof and a tall chimney on the right side. The facade is characterized by numerous windows, many of which are covered with striped awnings. The drawing is executed in a sketchy, hand-drawn style with visible lines and shading.

3-D REAR ELEVATION

TRIGGS

ARCHITECTURE

PAVILION @ WARREN RD.
COCKEYSVILLE, MARYLAND

No.	Description	Date
Revisions		
Proj. No.		
Date		
Scale		
Last Rev		
Title		

Shoot



RETENTION EX-1

PARKING REQUIREMENTS						
TOTAL SQ. FT.	SPACE TOTAL	WEEKDAY DAY	WEEKDAY NIGHT	WEEKEND DAY	WEEKEND NIGHT	WEEKEND DAY
11,400 SQ. FT.	OFFICE	100% 37	100% 37	100% 37	100% 37	100% 37
7,500 SQ. FT.	RETAIL	50% 23	50% 23	100% 40	100% 40	100% 40
7,500 SQ. FT.	RESTAURANT	50% 23	50% 23	100% 40	100% 40	100% 40
14,100 SQ. FT.	B.A.T.	100% 8	100% 8	100% 8	100% 8	100% 8
3,000 SQ. FT.	SENIOR CENTER	40% 20	100% 50	100% 50	100% 50	100% 50
	TOTAL	173	100 SPACES	136 SPACES	129 SPACES	129 SPACES

NOTES:

1. THE SITE PLAN AS SHOWN INDICATES FOR PARKING REQ. 187 OFF STREET PARKING WHICH INCLUDES 40% OF THE OFFICE SPACES, ALLOCATED FOR SMALL CARS FOR A TOTAL OF 18 SPACES. IN ADDITION IT INCLUDES THREE (3) HANDICAP SPACES.

2. ABBREVIATIONS:

B.A.T. - BALTIMORE ACTORS THEATRE

SITE INFORMATION:

ZONING - O-1
5TH ELECTION DISTRICT

3RD PRECINCT

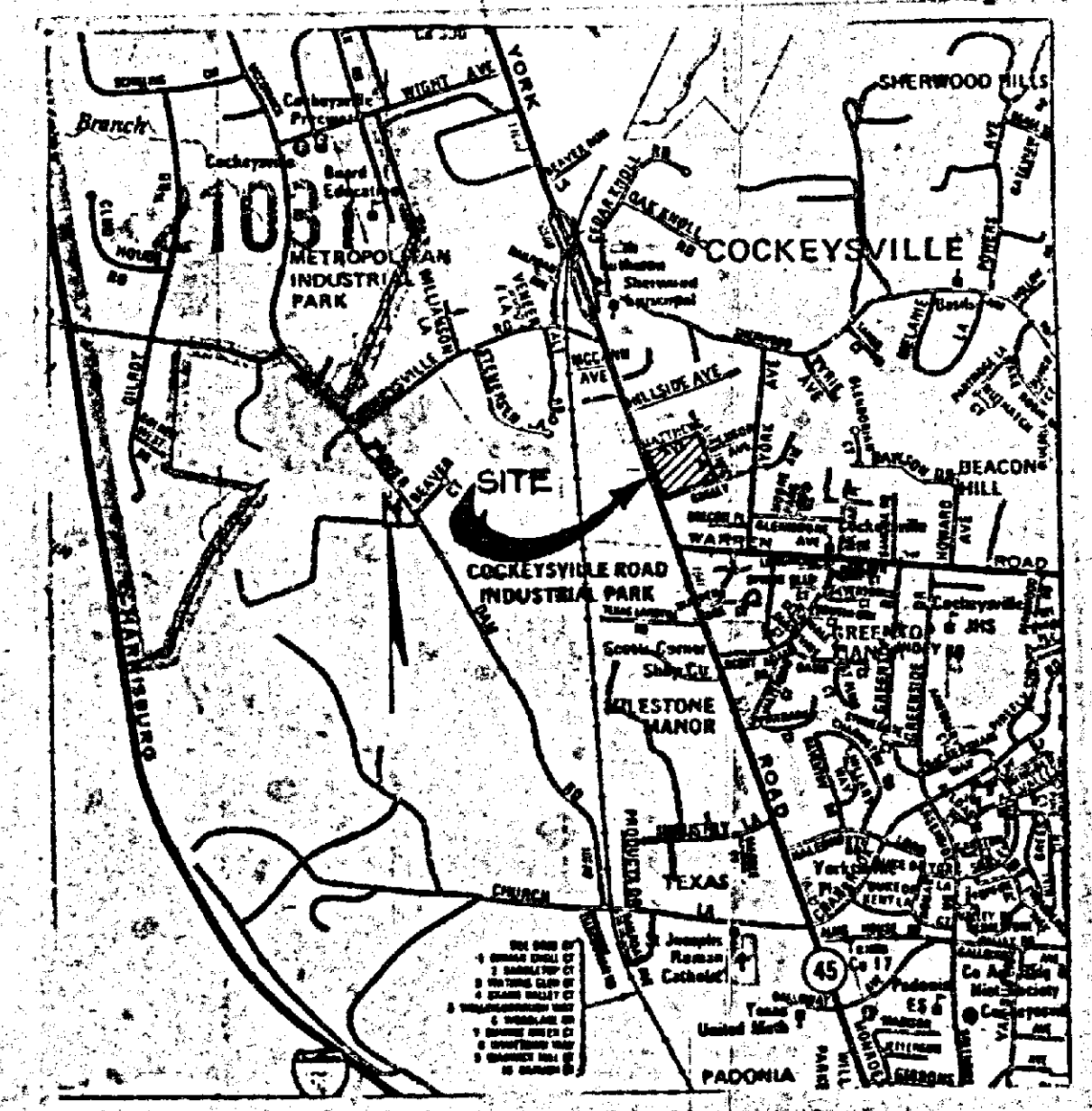
10TH LEGISLATIVE DISTRICT.

3RD COUNCILMANIC DISTRICT.

BASIC SITE INFORMATION WAS DERIVED FROM DRAWING NO. CE-56, "SITE IMPROVEMENT COCKEYSVILLE ELEMENTARY SCHOOL", DATED APRIL 24, 1956, AND PREPARED BY THE BOARD OF EDUCATION OF BALTIMORE COUNTY.

NOTE:

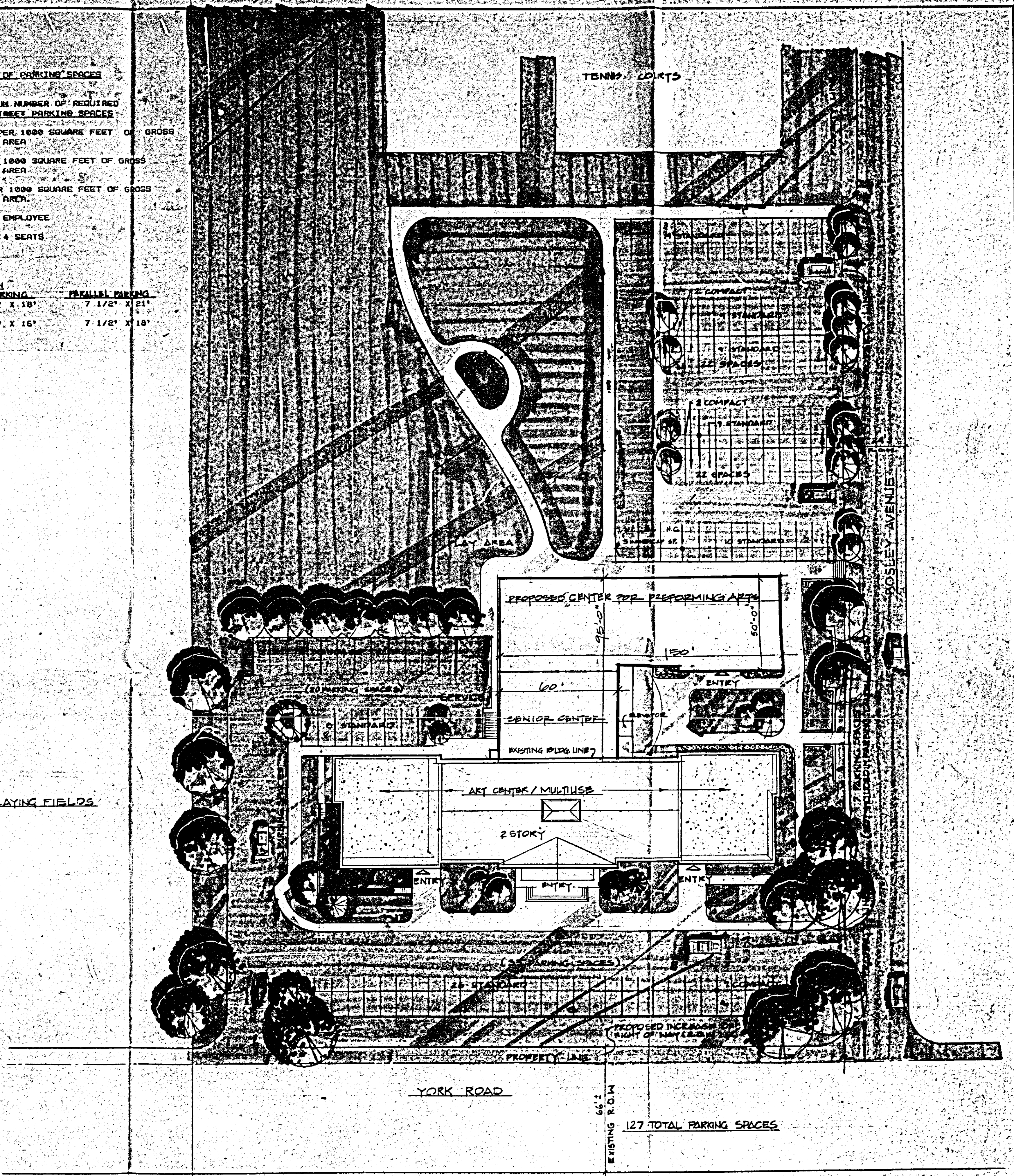
1. INFORMATION CONCERNING PROPOSED DEVELOPMENT OF THIS SITE IS PRELIMINARY.
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3. INFORMATION CONTAINED ON THESE FINAL CONSTRUCTION DOCUMENTS WILL SUPPLEMENT, BUT WILL NOT MATERIALLY ALTER, THE INFORMATION CONTAINED IN THE PRESENT PRELIMINARY DRAWINGS.



VICINITY MAP
SCALE 1" = 2000'

REQUIRED NUMBER OF PARKING SPACES	
TYPE OF USE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES
OFFICE	3.3 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
RETAIL	5 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
RESTAURANT	20 PER 1000 SQUARE FEET OF GROSS FLOOR AREA
B.A.T.	1 PER EMPLOYEE
SENIOR CENTER (ASSEMBLY)	1 PER 4 SEATS
TYPICAL PARKING SPACE DIMENSION	
STANDARD SPACE	ANGLED PARKING
	8 1/2' X 18'
SMALL CAR SPACE	PARALLEL PARKING
	7 1/2' X 16'

PLAYING FIELDS



SITE PLAN



The Mill Centre, Suite 101
3000 Chestnut Avenue
Baltimore, Maryland 21211
301/366-1000

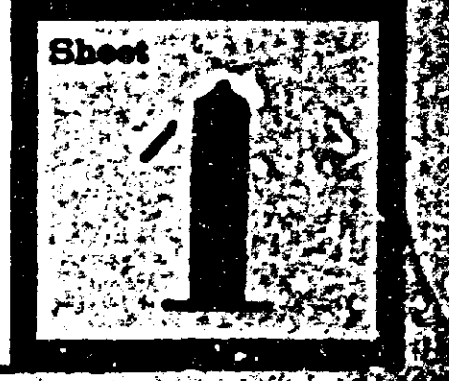
RIGGS
ARCHITECTURE

PAVILION & WARREN, RD.
COCKEYSVILLE, MARYLAND

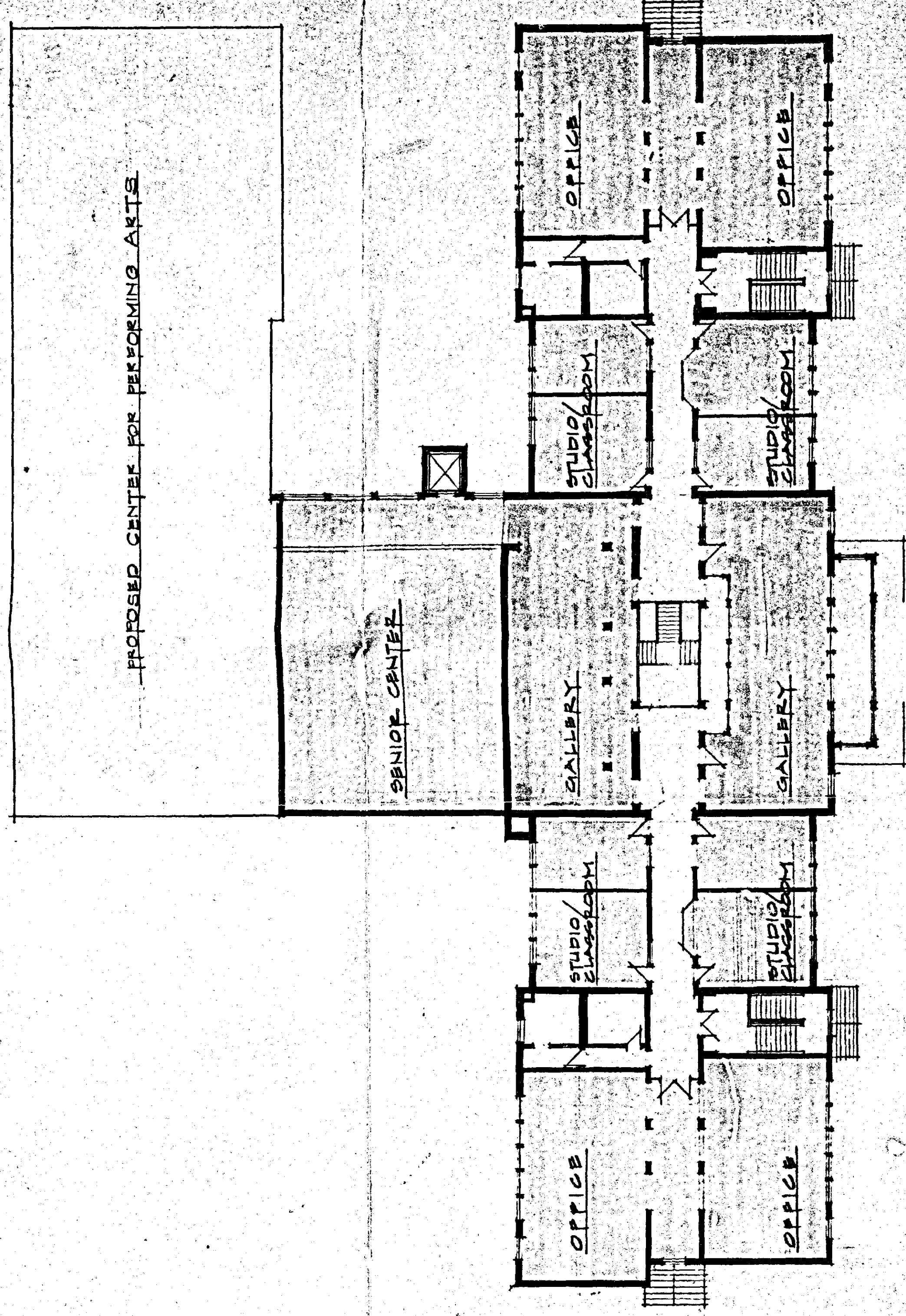
REVISED	0402
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Revisions	
Proj. No.	87005A
Date	7-2-80
Scale	1" = 200'
Last Rev.	

Title

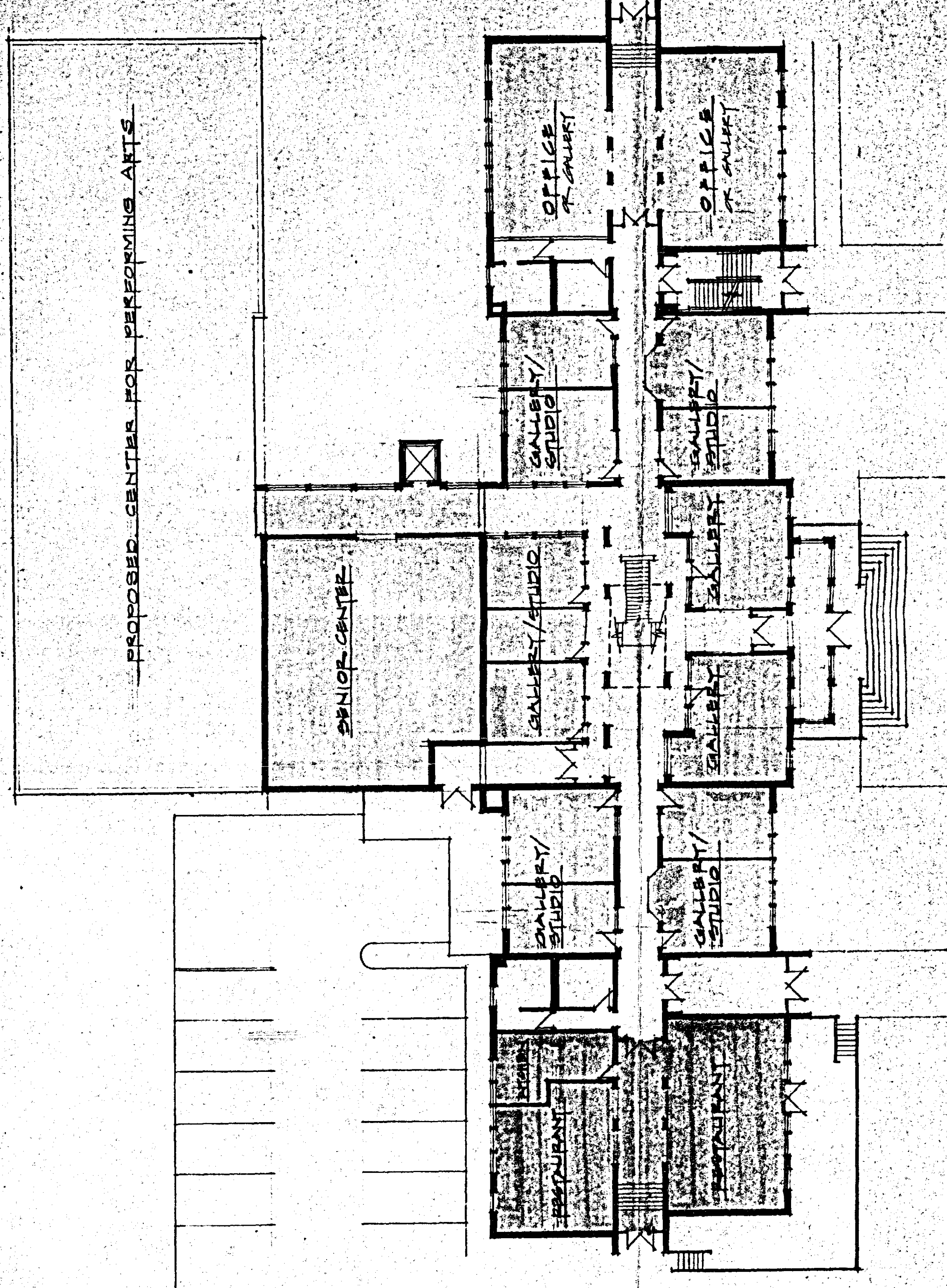
SITE PLAN



Petitioners Ex. # 2



SECOND FLOOR PLAN
1/8" = 1'-0"



GROUND FLOOR PLAN
1/8" = 1'-0"

The Mill Centre, Suite 101
3000 Chestnut Avenue
Baltimore, Maryland 21211
301/966-1000

RIGGS
ARCHITECTURE

THE PAVILION AT WARREN ROAD
COCKEYSVILLE, MARYLAND

No	Description	Date
1	Revisions	
2		
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Proj. No.	07000
Date	0-1-00
Scale	
Last Rev	
Title	

Sheet